



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

January 24, 2017

6:30 P.M.

Planning Commissioners Roll Call:

Present: Rollins, Barth, Davis, Agredano, Donaldson and Brennan

Absent: Burgett

6:30 P.M.: Planning Commission Meeting called to order

General Public Comments Regarding Matters Not On The Agenda: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled: None

Public Hearings

1. Continued Public Hearing

Planned Development Amendment (PD 15-005) 2940 Union Road.

Applicant: Paso Highway Hotel Partners

To approve a request to modify the approved Site Plan exhibit and Architectural Elevations exhibit for the approved Marriott Residence Inn to accommodate a change to a Fairfield Inn and Suites branded hotel.

Open Public Comment

Speakers: Bob Tuttle – Architect/Applicant
Dale Gustin (Submitted document -see Attachment 1)
Steve Baker

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution A as presented.

Agenda Item 5

2. Tract Map 3098 and Planned Development (PD) 16-009
APN 025-402-024, NW Corner of Union Rd. & Prospect Avenue
Applicant - Union Road LLC

To consider a request to subdivide an approximate 3.13-acre site into 9 single-family residential lots, within the Union/46 Specific Plan Area.

Open Public Comment

Speakers: Keith Crow –Applicant
Andrew Berry - Applicant

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution A as presented.
- B.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution B as presented.
- C.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution C with amendments to Condition 20 as follows:

Condition 20. In the event that the City is unable to obtain easements on the adjacent property to the west and gravity sewer is not available to Tract 3098, the subdivider will include sewer force main infrastructure within the subdivision from a City installed lift station in the southwestern portion of the subdivision to the existing gravity sewer in Prospect Avenue. Easements will be provided within the subdivision to accommodate the lift station. [If the force main project provides for a community benefit beyond the project area, then reimbursement could be applied for.](#)

3. Planned Development (PD 16-006)
600 12th Street, APN 009-093-039
Applicant – Margaret Johnson, Martin Resorts

To consider a new 23-room hotel expansion of Paso Robles Inn.

Open Public Comment

Speakers: Margaret Johnson – Applicant
Julia Oberhoff
Noreen Martin

Closed Public Comment.

Agenda Item 5

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Davis and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution A as presented.

4. Second Review

Draft Planning Commission Handbook Review and Discussion

The Planning Commission will review the draft Planning Commission Handbook and consider adoption.

Open Public Comment

Speakers: None

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Brennan and passed 6-0-1 (Absent: Commissioner Burgett) to adopt the Planning Commission Handbook as presented.

Other Scheduled Matters:

5. Discussion of DRC schedule

Action:

- A. The Planning Commission directed staff to agendize Planning Commission Liaisons for discussion on February 28, 2017.
- B. A motion was made by Commissioner Brennan seconded by Commissioner Barth and passed 6-0-1 (Absent: Commissioner Burgett) to approve DRC rotation. (See Attachment 2).

Consent Calendar

6. Development Review Committee Minutes (for approval)

November 21, 2016
December 5, 2016
December 19, 2016
January 3, 2017
January 9, 2017

7. Planning Commission Minutes (for approval)

January 10, 2017

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Brennan and passed 6-0-1 (Absent: Commissioner Burgett) to Consent Items #6 and #7 as presented.

8. Other Committee Reports:

Agenda Item 5

- a. Parks & Recreation Advisory Committee: No Report
- b. Main Street Program: No Report
- c. Housing Constraints Advisory Committee: Director Report
- d. Short-Term Rentals City Manager's Task Force: Director Report

9. Review of City Council Meetings

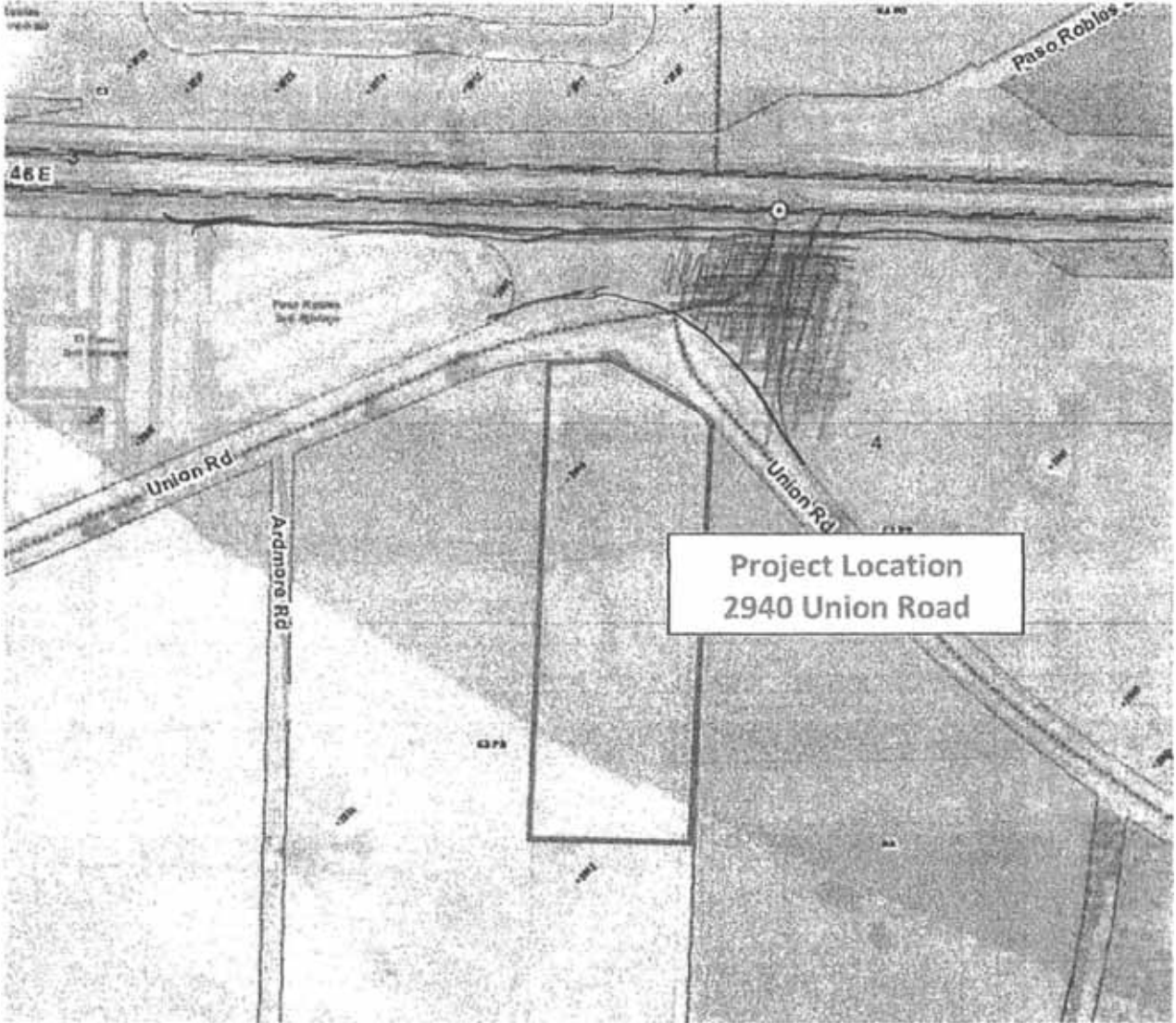
January 17, 2017: Commissioner Davis Report

Planning Commissioners' Comments

Staff Comments

Regular Meeting Adjourned at: 8:35 PM

1/24/17 PC submitted information
Warren - Date this off



Eliminate any access to
46 from Union Road
and install T intersection
signalization at Airport
Road, as is at Buena Vista
14

Attachment 1

1/24/17 PC Review item

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Donaldson Agredano Brennan	Donaldson Rollins Brennan	Donaldson Rollins Barth	Agredano Rollins Barth	Agredano Burgett Barth	Agredano Burgett Davis	Brennan Rollins Davis	Brennan Rollins Donaldson	Brennan Rollins Donaldson	Burgett Barth Davis	Burgett Barth Davis	Burgett Agredano Davis

conflict

Agredano	Rollins	Barth	Davis	Brennan	Donaldson	Burgett
5	6	5	5	5	5	5